

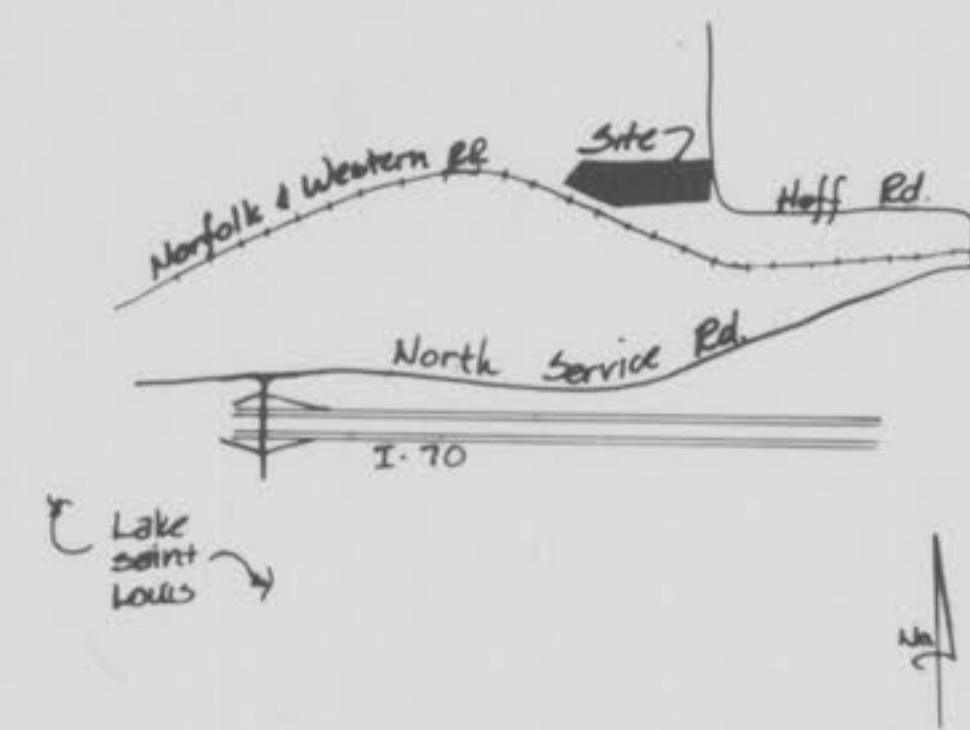
CITY OF O'FALLON
GENERAL NOTES

1. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
2. Underground utilities have been plotted from available information and therefore their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
3. Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR35.
4. Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14.
5. Storm sewers 21" diameter or larger shall be A.S.T.M. C-76, Class III.
6. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted otherwise on the plans.
7. Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M36, A.A.S.H.O. See plans for gauge.
8. All filled places under buildings, under proposed storm and sanitary sewer lines; and trench backfills under paved areas shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.O. T-180 Compaction Test" (A.S.T.M. D-1557) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
9. All filled places in paved State, County or City roads (Highways) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99" (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications. All tests shall be verified by a Soils Engineer.
10. All storm and sanitary trench backfills will be water jetted. Granular backfill will be used under pavement areas.
11. Easements shall be provided for storm sewers, sanitary sewers and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
12. No area shall be cleared without permission of the developer.
13. All grade shall be within 0.2 feet more or less of those shown on the grading plan.
14. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
15. Hazard markers will consist of three (3) standard specification "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
16. All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
17. All standard street curb inlets to have front of inlet 2 feet behind curb.
18. The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one half feet (2-1/2').
19. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
20. All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
21. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
22. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
23. All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
24. All P.V.C. sanitary sewer pipe to be DR-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to twelve (12) inches above the top of the pipe.
25. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way Markers shall be reset at the completion of grading.
26. All streets must meet the specifications and installation requirements of the City of O'Fallon.
27. All sanitary manhole tops shall be set 0.2' higher than the proposed ground except in pavement areas.
28. All sanitary manholes shall have a 31 mil. thick coat of coal tar pitch waterproofing.
29. All sanitary service lines shall be 6" for Multi-family and 4" for Single family developments.
30. Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R 1736 or Deeter 1315 or approved equal.
31. A drop of 0.2 feet is required through each sanitary manhole.
32. George Butler Assoc., Inc. shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
33. Brick shall not be used on manholes.

PROGRESS WEST INDUSTRIAL PARK
H & K MACHINE SERVICE CO., INC.
AS-BUILT PLANS

INDEX

SHEET	DESCRIPTION
1-3	COVER SHEET
2-3	IMPROVEMENT PLANS
3-3	STREET PROFILES & SANITARY & STORM SEWER PROFILES
4	DRAINAGE AREA MAP
5,6,7	CONSTRUCTION DETAILS



LOCATION MAP

PROJECT BENCHMARK

RAILROAD SPIKE IN POWER POLE
17' EAST & 10' SOUTH OF IRON
PIN AT S.E. CORNER OF PROPERTY.
ELEV. 574.03

LEGEND

C.I.	Curb Inlet
D.C.I.	Double Curb Inlet
A.I.	Area Inlet
G.I.	Grate Inlet
M.H.	Manhole
F.E.	Flared end section
E.P.	End pipe
C.P.	Concrete pipe
R.C.P.	Reinforced concrete pipe
C.M.P.	Corrugated metal pipe
C.I.P.	Cast iron pipe
P.V.C.	Polyvinyl chloride pipe
V.C.P.	Vitrified clay pipe
C.O.	Clean out
V.T.	Vent trap
—●—	Storm sewer (proposed)
—○—	Sanitary sewer (proposed)
—550—	Existing contour
—532—	Proposed contour
—S—	Street sign
— —	End of lateral
— —	Lateral
5	Lot or building number
—○—	Test Hole
— —	Existing fence line
— —	Existing tree line
— —	Storm sewer (existing)
— —	Sanitary sewer (existing)
— —	Water line
— —	Tee and valve
— —	Cap
— —	Hydrant
— —	Thrust block

PROPERTY OF
CITY OF O'FALLON
BUILDING DEPARTMENT

This is to certify to City of O'Fallon that these "As-Built" Sanitary Sewer plans are based on actual field surveys conducted during Nov. 1981 and the results are shown hereon.

By: Pickett, Ray & Silver



Ray Pickett
MO R.P.E. No. E-14395

Date

REV	DATE	DESCRIPTION	BY	CHKD
1	9-10-84	Per G.B.A. Comments	RS	

11-16-87 *Ray Pickett* K.A.W.

CIVIL ENGINEERS
LAND SURVEYORS

H & K MACHINE SERVICE CO., INC.
6215 BARTMER AVE.
ST. LOUIS, MO 63130
ATTN: WARREN KELLERMAN
(314) 725-5321

340 MID RIVERS DRIVE 278-1211
ST. PETERS, MO 63376 441-1211

DRAWN BY *Shirley* DATE *Apr. 88*
CHECKED BY DATE

81-112

H & K MACHINE SERVICE CO., INC.

PART OF FRAC. SECT. 26, T.47N., R.2 E., ST. CHARLES CO., MO.

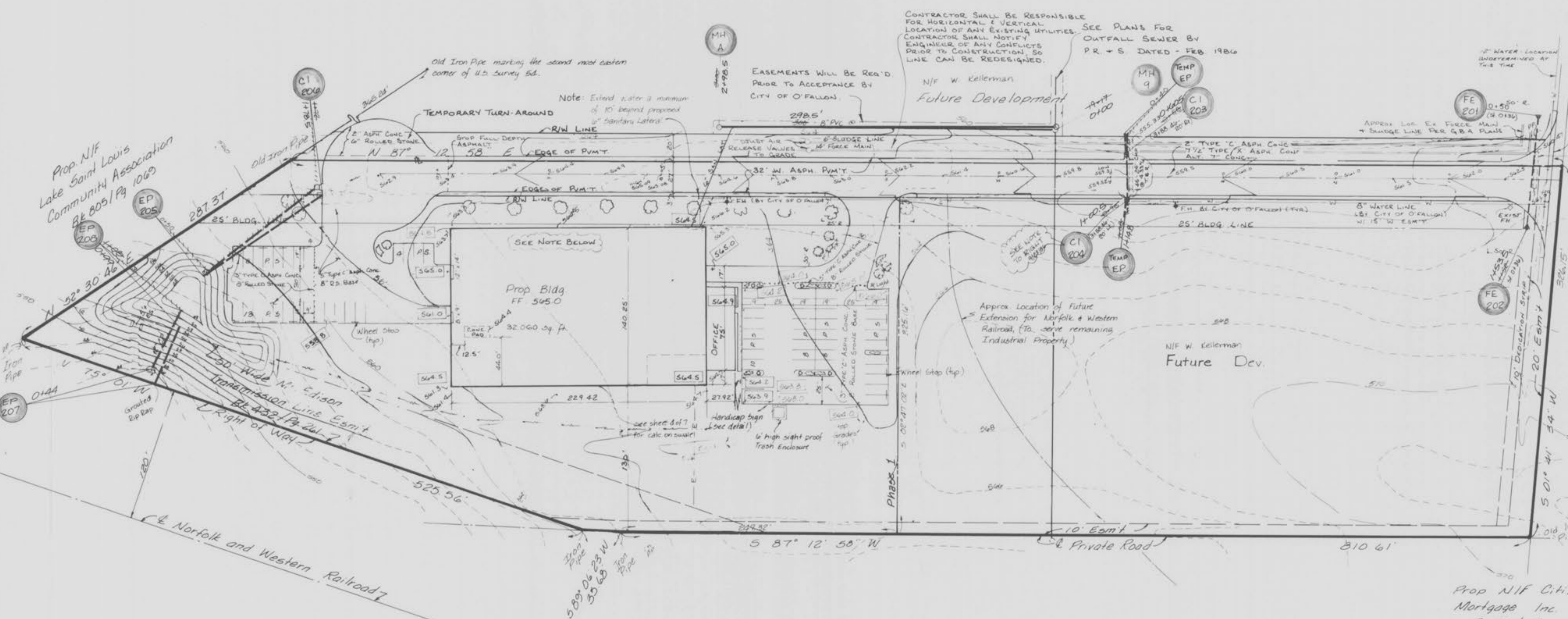
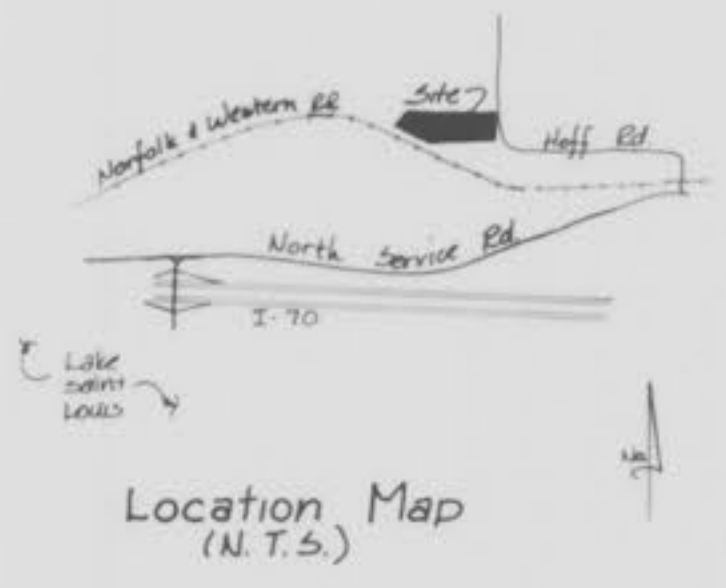
AS-BUILT PLANS

DESCRIPTION

4.469 Acres

Description of a 4.469 acre tract of land being part of Fractional Section 26, Township 47 North, Range 2 East, of the Fifth Principal Meridian, St. Charles County, Missouri, being more particularly described as follows:

Commencing at an old iron pipe marking the second most eastern corner of U.S. Survey 54; thence with the southeastern line of U.S. Survey 54, South 52°30'46" West, 365.24 feet to the BEGINNING POINT OF THE TRACT OF LAND HEREIN DESCRIBED; thence departing from said southeastern line, North 87°12'58" East, 547.22 feet; thence South 02°47'02" East, 325.16 feet; thence South 87°12'58" West, 247.32 feet; thence South 89°06'23" West, 35.68 feet to the North right-of-way line of Norfolk & Western Railway; thence with said North line, North 75°01' West, 525.56 feet to the southeastern line of U.S. Survey 54; thence with said southeastern line, North 52°30'46" East, 287.37 feet to the beginning point.



Prop N/F Westhoff
Bk 264/Pg 594

Prop N/F Citizens
Mortgage Inc Trust
Bk 699/Pg 1529

NOTE:
DUE TO RELOCATION OF PAVEMENT THE WATER LINE WILL BE UNDER STRUCTURES ON THE SOUTH SIDE OF PROGRESS WEST DR; PLEASE ADJUST C1 204 ONE OF E WAYS.
1) IF PAVEMENT IS CONCRETE REVISE C1 204 TO A GUTTER INLET WITH A DEEP.
2) IF PAVEMENT IS ASPHALT RELOCATE C1 204 2' NORTH, FLUSH WITH BACK CURB.

LANDSCAPE SCHEDULE:

- 1. Pin Oak (14") 13 each
- 2. Scotch Pine 7 each
- 3. Juniper 14 each
- 4. EMERALD 'N' GOLD 6 EACH EUONYMUS

GENERAL NOTES:

- 1) Total Area - 4.47 Ac
- 2) Proposed Use - Manufacturing
- 3) Zoning - I-2
- 4) Total Parking - 62 spaces (includes two handicap)
- 5) Utility Companies
 - A) Continental Telephone
 - B) Union Electric
 - C) O'Fallon Water
 - D) O'Fallon Sewers
 - E) O'Fallon Gas
- 6) Building Line - 30'
- 7) \square = Prop Grade
- 8) See Record Plat for Existing & Proposed easements.

NOTE: USE DIMENSIONS SHOWN FOR BUILDING & PARKING ON THE EAST SIDE DUE TO ADJUSTMENTS AT TIME OF STAKING BUILDING.



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By: Pickett, Ray & Silver
Ray Pickett
MO R.P.E. No. E-14395

Prepared For
H & K Machine Service Co., Inc.
6215 Bartmer Ave.
St Louis, Mo. 63130
Attn: F. Warren Kellerman
(314) 725-6321

Benchmark:
RR Spike in Power Pole
17' East & 10' South of
Iron pin @ S.E. corner
of property. Elev. 574.03

Rev 11-14-89 KAW Ag-Built
Rev 9-28-89 KAW Note about C1 204
Per GBA Rev 7-10-89 GBA
Rev 6-8-89 GBA

Budy Rev 4-16-89 GBA
Rev 3-22-89 GBA
Rev 2-4-89 GBA
Rev 1-27-89 GBA
Rev 1-14-89 GBA
Rev 9-16-85 GBA
Rev 8-16-85 GBA

NOTE: ENGINEER'S SEAL AND SURVEYOR'S SEAL ARE THE PROPERTY OF THE ENGINEER AND SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR.

Pickett, Ray & Silver, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS

SITE PLAN

DRAWN: DATE: 6-23-85
CHECKED: DATE:

FIELD BOOK: PROJECT NUMBER: 81-112

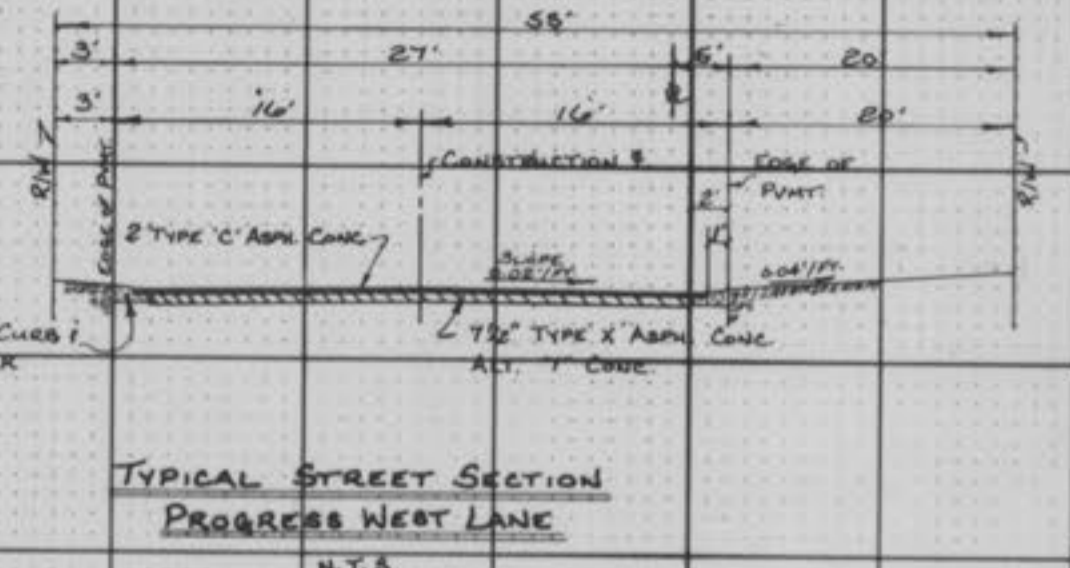
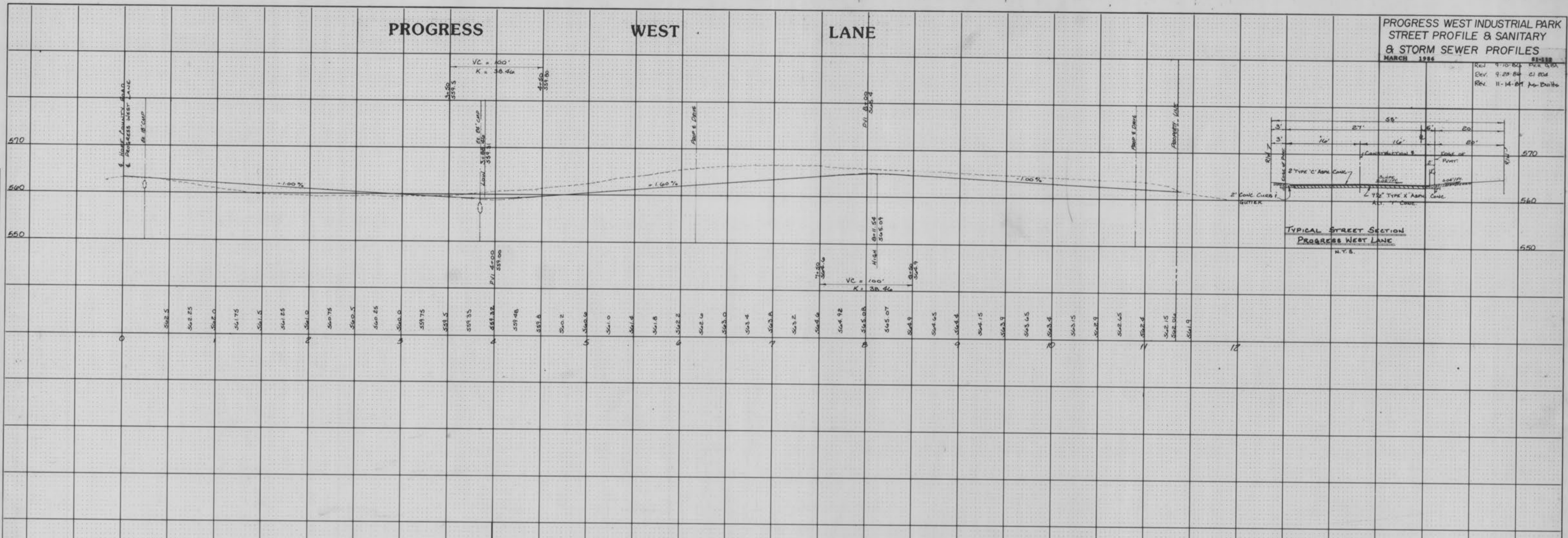
H+K MACHINE SERVICE
AS-BUILTS 2 OF 2

FINAL SURVEY PLOTTED TEMPLATE NO. AREAS CHECKED

ORIGINAL SURVEY PLOTTED TEMPLATE NO. AREAS CHECKED

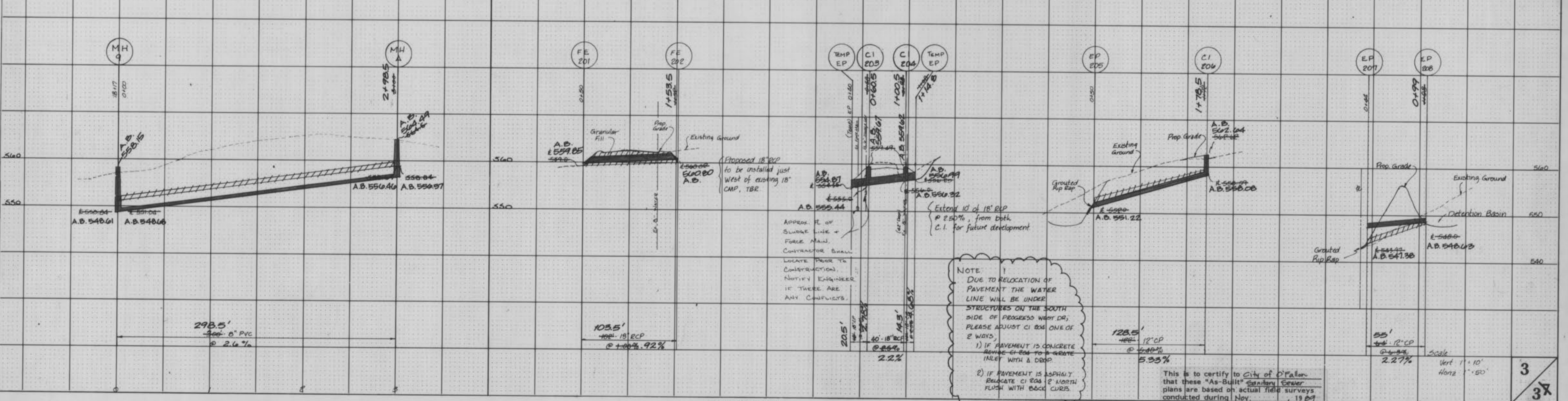
PROGRESS WEST INDUSTRIAL PARK STREET PROFILE & SANITARY & STORM SEWER PROFILES

MARCH 1986
 Rev. 9-10-84 P.E. G. O.
 Rev. 9-20-84 C.I. B. O.
 Rev. 11-14-84 J. D. B. O.



SANITARY SEWER PROFILES

STORM SEWER PROFILES



NOTE:
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 1) IF PAVEMENT IS CONCRETE REMOVE C.I. 204 TO 1' NORTH FLUSH WITH BOCK CURB.
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By: Pickett, Ray & Silver
RAY PICKETT
 MO R.P.E. No. E-14395
 Date

AS-BUILT PLANS

PROPERTY OF CITY OF O'FALLON BUILDING DEPARTMENT

ROADWAY FEDERAL AID SHEET PLATE 3-FULL CROSS SECTION-LINE & DOT

3
3X